

# HARD-TO-FIND SMALL UNIT FOR LEASE IN SHERMAN OAKS

5158 VAN NUYS BLVD, SHERMAN OAKS, CA 91403



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## PROPERTY FEATURES

- ±700 SF spaces available
- Great visibility on signalized intersection
- Easy ingress & egress on Van Nuys and Magnolia
- AutoZone anchored strip center

## AREA AMENITIES

- Located adjacent to Van Nuys Auto Row
- Tremendous traffic counts - ±46,238 CPD
- Affluent area - \$109,360 average Household income in a 1 mile radius
- Approximately 1.5 miles from Van Nuys Courthouse



DEMOS	1 mile	3 mile	5 mile
Population	34,876	248,211	618,518
Avg. HH Income	\$109,360	\$104,808	\$99,342
Daytime Pop.	13,860	95,541	213,400
Traffic Count	±46,238 cars per day @ intersection		

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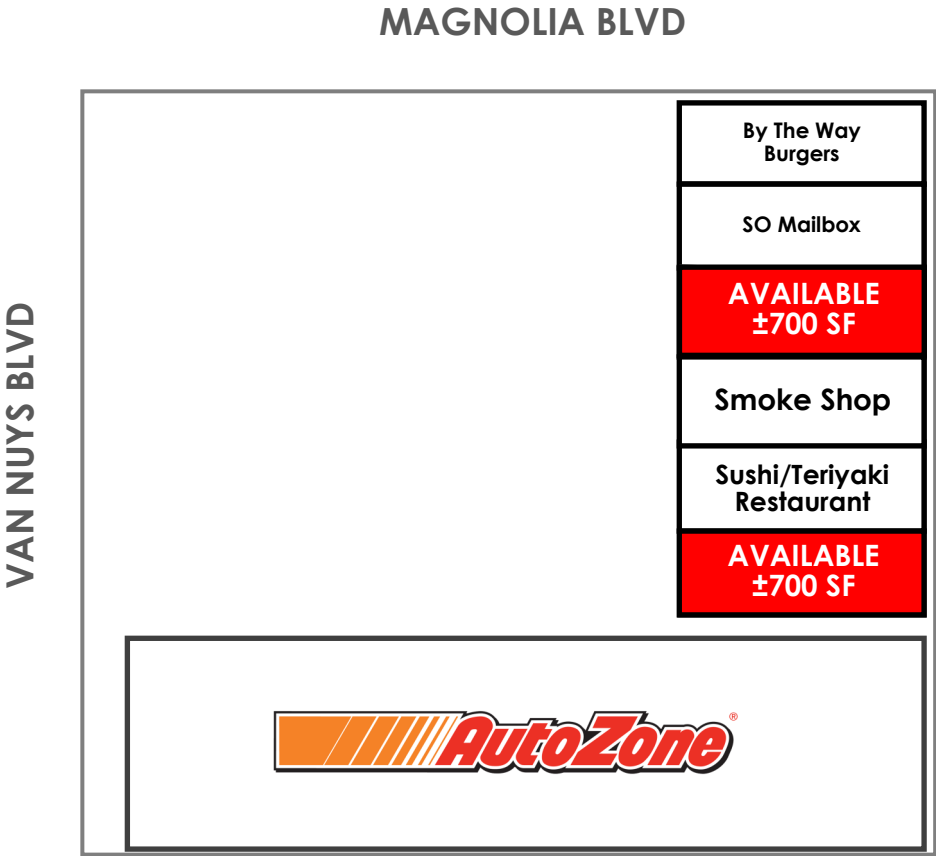
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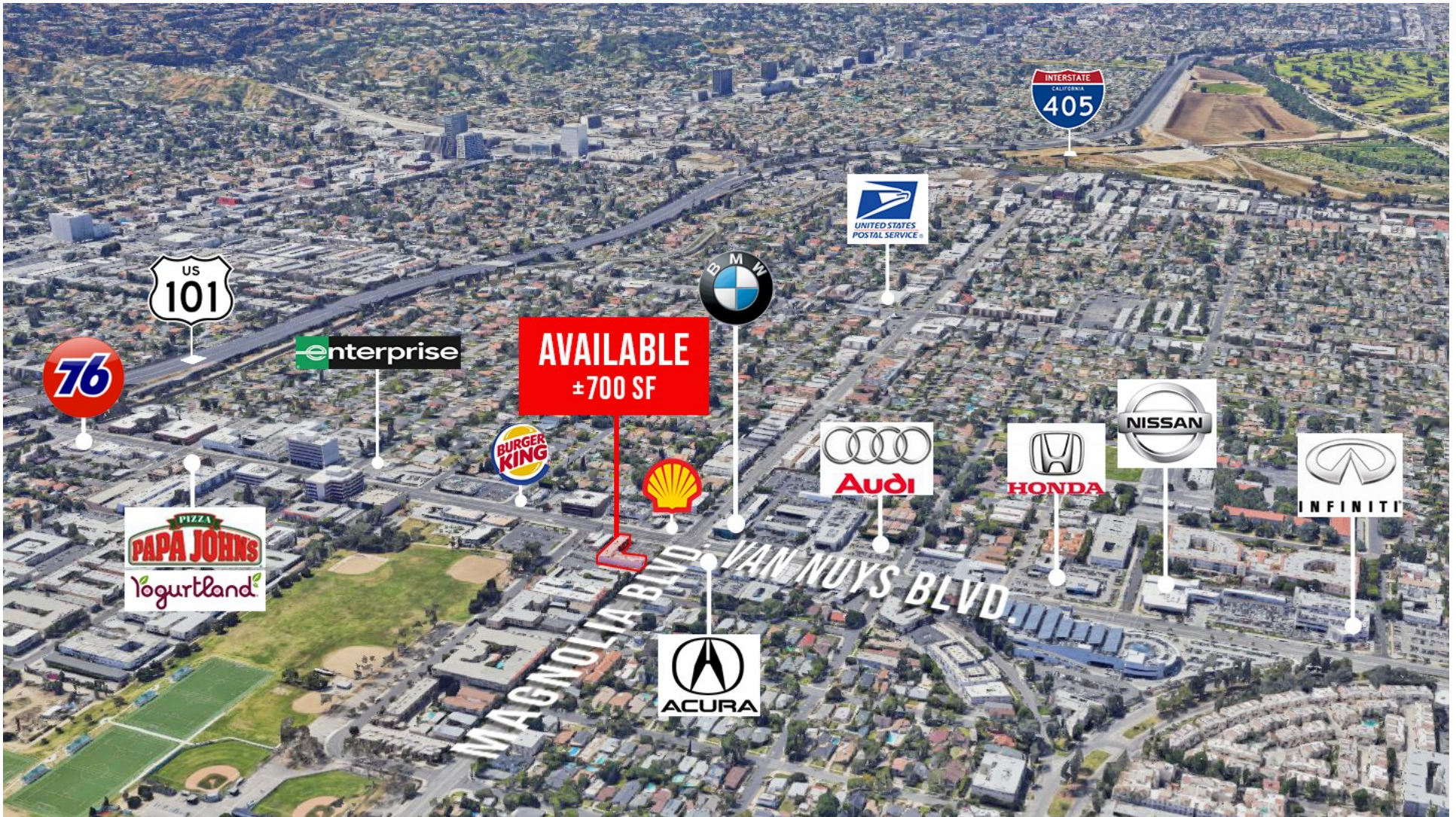
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